

Cyngor Tref Llanandras a Norton
PRESTEIGNE AND NORTON TOWN COUNCIL

Clerk, Mrs Tracey Price
Garn Farm
Chapel Lawn
Bucknell
Shropshire
SY7 0BT

Email: pntc@hotmail.com
Telephone: 01547 528575



18th July, 2019

Mr. T. Goodman, Planning Officer
Powys County Council

Dear Mr. Goodman,

Planning Application 19/0963/FUL, Clatterbrune, Presteigne

The above was discussed at the meeting of the Town Council held last night. Having examined the full application the Town Council is very concerned over the following issues -

- The height of the proposed dwelling in relation to adjacent single storey dwellings.
- The adverse effect on light to adjacent properties and overlooking/privacy for those properties.
- Dwelling sited too close to the boundary.
- Materials not in keeping with adjacent properties.
- Narrow access road with no pavements despite pavements being shown on the block plan.

In addition, the Council notes that some work has already commenced and tree roots have been damaged, perhaps permanently. Members have asked if this should be considered criminal damage as it may well affect the long term viability of these trees?

The Town Council also wishes to reiterate its objections to the outline planning application P/2016/0128, feeling these issues still apply. These are -

1. The impact on protected species on the site and the need for an ecological survey.
2. The disproportionate size of the proposed dwellings compared to neighbouring properties on the Clatterbrune Estate.
3. The effect on those current dwellings with over shadowing, a reduction in privacy and a reduction in natural light.
4. The proposed dwellings are not in keeping with those in the immediate area.
5. Concern over the capacity of the sewerage and drainage system to cope with additional dwellings given the Welsh Water response to the application for housing on the Knighton Road site.
6. The narrow access road is unable to cope with increased traffic, particularly given that the road is already used for access to the football club and grounds and also to the

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Welsh Water treatment works, (lorries presently have to reverse down this road as there is no turning space available);

7. Pavements shown on the plans of the existing road onto Clatterbrune from the football club do not presently exist and the road does not have sufficient width for these to be built.

8. The proposed access road will be serving both applications, making a total of six properties. The Council feels that under these circumstances the access road should be brought up to adoptable standards on width, footways. surface etc.

9. There are also concerns about the proposals for the existing trees both on and adjacent to the site. In addition the seven mature trees bordering the access road appear to not to have been covered in expert reports either on the trees themselves or their root spread and this should be done.

10. The impact on the adjacent listed building and the need to ensure CADW are consulted.

11. The need for an archaeological survey of the site.

12. The need for Welsh Water to be fully consulted and made aware of possible asset encroachment on their infrastructure so that the necessary risk assessment can be carried out, particularly given the need for the present sewage works to be upgraded (expected in the Welsh Water 2020-2025 capital plan).

The Town Council also made the following points as raised by Presteigne St. Andrews Football Club, these being -
problems with drainage .

access problems, which have not been alleviated by previous measures (sleeping policemen/danger signs) and are therefore unlikely to be removed by the use of block pavements.

the need for high fencing to protect the properties from stray footballs etc.

floodlights, these would be in very close proximity to the new development and would impact on the proposed properties. Any change in the usage restriction on these floodlights should not be permitted.

On this current full application, the Council has received letters from 17 local residents objecting to the application. I understand these residents have sent copies of these letters to you direct.

Concerns raised by these residents include -

- concern about the trees affected by the application.
- disproportionate size and effect on privacy and light.
- the impact on protected species.
the access road narrow and potentially dangerous.
- inadequate drainage/sewerage capacity in an area already prone to flooding.
no room for pavements on the narrow access road.

The Town Council would again ask that these concerns are fully addressed and wishes to strongly object to the application.

Regards

Tracey Price

Tracey Price, PSLCC CiLCA (Wales), Clerk to the Council